OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings Jan. 8, 1942

January 8, 1942,

Circuit Court Attorney Room,
City Hall,
Lansing, Michigan.

Meeting of the City Plan Commission was called to order by Chairman Victor C. Leyrer.

Proceedings for the meeting of December 18 1941, were read and approved.

ROLL CALL

Present—Coms. Eckert, Leadley, Leyrer, Oswald and Wood, City Engineer Glen Manz, and Ald. LeClear.

Absent—Mayor Hughes, Coms. Ludwig, Mills, Stoppel and Ald. Larkin and Leo Smith.

ZONING

Mrs. Truman Smith personally appeared before the Commission regarding the request for the rezoning of the property at 1612 S. Pennsylvania Avenue.

Moved by Commissioner Leadley, supported by Commissioner Wood, that the request for the rezoning of Lot 3, Block 7, Assessors Plat No. 28, from "A" to "B" Residential class for Use and Occupancy (1612 S. Pennsylvania Avenue) be denie

Motion carried.

Moved by Commissioner Wood, supporte by Commissioner Leadley that the reque for rezoning from "A" to "B" Residenti class for Use and Occupancy Lot 4, Bloc 1, Bush, Butler and Sparrow Addition (C W. Michigan Avenue) be granted.

Motion carried.

GENERAL ORDER

Chairman Victor G. Leyrer reported o the new zoning Plan Map which had bee completed under the supervision of the Ci Engineer. The Commission requested th City Engineer to correct the map showin the plat layouts of the following su divisions: Sycamore Park No. 3, Queen Park No. 1, Banghart Subdivision, Fo more and Devonshire Subdivisions.

The Commission requested the secretar to communicate with Mitt Caldwell, of th Building Department requesting his pre ence at the Commission meeting to be hel January 15 1942, at which time the new zoning ordinance will be the principal ite of business.

Board adjourned.

EVANS E. BOUCHER,
Secretary.

A collaborative digitization project of the City of Lansing and Forest Park Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings Jan. 15, 1942

January 15, 1942.

Circuit Court Attorney Room,
City Hall,
Lansing, Michigan.

Meeting of the City Plan Commission was called to order by Chairman Victor G. Leyrer.

Proceedings for the meeting of January 8th, 1942, were read and approved.

ROLL CALL

Present—Alderman Ralph Crego (acting mayor), Commisisoners Eckert, Leadley, Leyrer, Ludwig, Mills, Oswald, Stoppel, and Alderman LeClear and Mitt Caldwell, Assistant Building Inspector.

Absent—Mayor Hughes, Commissioner Wood and Alderman Leo Smith.

GENERAL ORDER

The Commission completed its revie the proposed zoning ordinance and inst ed the secretary to make corrections w would comply with the recommenda as made by Mr. Mitt Caldwell, Assi Building Inspector.

The secretary was requested to wri Russell H. Riley, care of Harland Bart mew and Associates, asking his recom dation concerning the present revised ing plan map and proposed zoning nance.

Board adjourned.

EVANS E. BOUCHER,

Secreta

OFFICIAL PROCEEDINGS OF
The City Plan Commissio
OF THE CITY OF LANSING

Proceedings Feb. 5, 1942

February 5, 1942.

Circuit Court Attorney Room,

City Hall,

Lansing, Michigan.

Meeting of the City Plan Commission was called to order by Chairman, Victor G. Leyrer.

Proceedings for the meeting of January 15th, 1942, were read and approved.

ROLL CALL

Present—Coms. Eckert, Leadley, Leyrer, Stoppel, Wood and Ald. LeClear, Crego.
Absent—Mayor Hughes, Coms. Ludwig, Mills, Oswald and Ald. Leo Smith.

GENERAL ORDER

The Chairman entertained the nominations for officers for the ensuing year.

Moved by Commissioner Leadley, supported by Commissioner Wood, that the present Chairman, Victor G. Leyrer, be continued in office as Chairman of the Commission for the year 1942.

Motion carried.

Moved by Commissioner Stoppel, supported by Commissioner Leadley, that Mr. Claud C. Ludwig be continued in office as Vice-Chairman of the Commission for the year 1942.

Motion carried.

The Secretary read a comm from Mr. Russell H. Riley, of the Harland Bartholomew and Associa pressing his interest in our work willingness to be present at the presenting the new zoning ordina zoning plan map.

Commissioner Eckert was requ communicate with Mr. Mitt Caldw sistant Building Inspector, regardin visions to be made in the new zo dinance which would be of assista the Board of Appeals and the B Department in the issuing of buildin mits.

Moved by Commissioner Stoppel ported by Commissioner Wood, th first Thursday of each month be con as the regular meeting date for th Plan Commission.

Motion carried. Five yeas, no na

The Chairman, Victor G. Leyrer, re ed a join meeting with the Ordinanc mittee of the City Council for a dis of the proposed zoning ordinance b sidered as a special order of busine a special meeting of the Plan Comm to be held on February 19th, 1942.

The Secretary was requested to municate with Mr. H. Lee Bancroft Forester, requesting his suggestions chapter in the 1928 Bartholomew pl port relating to the matter of "P tion."

Board adjourned.

EVANS E. BOUCHER,
Secret

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings Feb. 19, 1942

February 19, 1942.

Circuit Court Attorney Room,

City Hall,

Lansing, Michigan.

The special meeting of the City Plan Commission and the Ordinance Committee of the City Council was called to order at 7:30 P. M. by Chairman Victor G. Leyrer.

ROLL CALL

Present—Commissioners Eckert, Leadley, Leyrer, Mills, Oswald and Wood. Aldermen LeClear and Crego (Council, City Plan Committee); Aldermen Dell, W. R. C. Smith (Council Ordinance Committee); Mitt, Caldwell, Assistant Building Inspector.

Absent—Mayor Hughes, Commissioners Ludwig and Stoppel; Alderman Leo Smith (Council Committee).

ZONING

Petition for the rezoning of Lots 6, 7, 8 and 9, Block 19, Park Place Addition, from "A" Residential to "C" Commercial class for Use and Occupancy (Northeast corner Todd and Mt. Hope Avenue) was referred to the committee on zoning and land use.

GENERAL ORDER

The City Plan Commission and the Ordinance Comimttee of the City Council proceeded with a discussion of the proposed zoning ordinance.

The secretary was requested to have prepared fifty copies of the proposed ordinance for distribution to the members of the City Council, the City Attorney and other interested persons.

Meeting adjourned 9:30 P. M.

EVANS E. BOUCHER,
Secretary.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings March 5, 1942

March 5, 1942,

Circuit Court Attorney Room,
City Hall
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order at 7:55 P. M. by the Chairman, Victor G. Leyrer.

ROLL CALL

Present—Coms. Leadley, Mills, Oswald, Stoppel, Wood and Ald. LeClear, Council Committee.

Absent—Mayor Hughes, Coms. Eckert, Ludwig and Ald. Ralph Crego, Leo Smith, Council Committee.

ZONING

Petition for the rezoning from "A" to "B" Residential Class for Use and Occupancy the east 3 9/16 rods of west 9 9/16 rods of Lot 4, Block 4, Claypool Subdivision, of east one-half of northeast quarter of Section 17 (815 W. Ionia St.), was referred to the Committee on Zoning and Land Use.

Moved by Commissioner Stoppel, supported by Commissioner Leadley, that the petition for the rezoning of Lots 6, 7, 8 and 9, Block 19, Park Place Addition, from "A" Residential to "C" Commercial Class for Use and Occupancy (northeast corner Todd and Mt. Hope Avenues), be granted.

Motion carried.

GENERAL ORDER

Petition asking that property on South Washington Avenue, south of Mt. Hope Avenue, known as "Reo land," be purchased for Park use was referred to the Committee on Public Lands and Building.

Chairman Victor G. Leyrer submitted following committee appointments for year 1942: **Publicity**, Leadley, Leyrer Ludwig. **Public Lands and Building** Eckert, Stoppel and Wood. **Traffic**, Mi Stoppel and Oswald. **Zoning and Land U** Ludwig, Leadley and Wood.

Motion by Commissioner Stoppel, s ported by Commissioner Wood, that secretary make the necessary arrangeme to have the proposed Zoning Plan Map rected to date.

Motion carried.

Chairman Victor G. Leyrer announ that there would be a special meeting the City Plan Commission to be held Thu day, March 19th, at 4:00 P. M.

Motion by Commissioner Wood, suppo by Commissioner Stoppel, that the sec tary advise the City Council that the P Commission is ready to have hearings the proposed Zoning Ordinance and Zo Plan Map and that the Council set da for said hearings as near as possible the following order:

7th and 8th Wards	March 26, 1
2nd and 3rd Wards	April 2, 1
4th Ward	April 9, 1
5th Ward	April 16, 1
6th Ward	April 23, 1
1st Ward	April 30, 1

Motion carried.

Board adjourned.

EVANS E. BOUCHER,
Secretary

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings March 19, 1942

March 19, 1942,

Circuit Court Attorney Room,

City Hall,

Lansing, Michigan.

The special meeting of the City Plan Commission was called to order at 4:00 P. M. by vice-chairman Claud C. Ludwig.

Proceedings for the meeting of March 5th were read and approved.

ROLL CALL

Present—Coms. Eckert, Leadley, Ludwig, Oswald and Wood; H. Lee Bancroft, City Forester, and Ald. Ralph LeClear, (Council Committee).

Absent—Mayor Hughes, Coms. Leyrer, Mills and Stoppel; Ald. Ralph Crego and Leo Smith, (Council Committee).

GENERAL ORDER

Motion by Commissioner Eckert, supported by Commissioner Oswald, that the Secretary be requested to write the City Council in regard to the petition which was recently filed asking that property on South Washington Avenue, south of Mt. Hope Avenue, known as "Reo Land," be purchased for park use, calling to the attention of the City Council our previous recommendation in regard to this property.

Motion carried.

Motion by Commissioner Eckert, supported by Commissioner Wood, that the Secretary be requested to communicate with Mr. Robert Sanderson, City Comptroller and present the budget for the coming year.

Motion carried.

The Secretary submitted the following bills for approval: two keys for mail case $.50. Rubber stamp for stationery $.75. Postage $.70.

Motion by Commissioner Leadley, supported by Commissioner Eckert, that the above bills be approved.

Motion carried.

Notice was received from the City Clerk's office advising that the City Council has set a hearing date for the consideration of the proposed revised zoning ordinance and map for that portion of the city consisting of the second and third wards. Said hearing to be held on April 2nd, 1942, at 7:30 P. M. in the City Council chamber.

Mr. H. Lee Bancroft, City Forester, reviewed Chapter 6 of the 1930 Bartholomew City Plan report. Chairman Claud C. Ludwig requested Mr. Bancroft to submit his recommendations in writing for the consideration of the Commission.

Board adjourned.

EVANS E. BOUCHER,
Secretary.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings April 2, 1942

April 2, 1942,

Circuit Court Attorney Room,

City Hall,

Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by Chairman Victor G. Leyrer.

Proceedings for the special meeting of March 19th were read and approved.

ROLL CALL

Present—Coms. Leadley, Leyrer, Ludwig, Mills, Oswald and Wood; Ald. Ralph LeClear, Council Committee.

Absent—Mayor Hughes, Coms. Eckert and Stoppel; Ald. Crego and Leo Smith, Council Committee.

ZONING

Petition was filed for rezoning of Lots 1, 2, 3, 4, 5, 6, 7 of Assessors Plat No. 11 from "E" Unrestricted to "B" Residential Class for Use and Occupancy and from "D" to "A" Height and Area Class. (West side Comfort Street, north of Willow Street.)

Referred to Committee on Zoning and Land Uses.

Maynard Little and George Sinas personally appeared before the Commission regarding the proposed rezoning of property situated at 710 Olds Avenue. Mr. Sinas was advised to submit his petition for rezoning to the City Clerk.

GENERAL ORDER

Bill was received from John Jay Thomas in the amount of $12.00 covering drafting services.

Moved by Commissioner Ludwig, supported by Commissioner Mills, that this bill be approved.

Motion carried.

Board adjourned.

EVANS E. BOUCHER,
Secretary.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings April 16, 1942

April 16, 1942,

Circuit Court Attorney Room,

City Hall,

Lansing, Michigan.

The special meeting of the City Plan Commission was called to order at 7:00 P. M. by the Chairman, Victor G. Leyrer.

ROLL CALL

Present—Coms. Eckert, Leadley, Leyrer, Mills, Stoppel, Wood.

Absent—Mayor Hughes, Coms. Ludwig, Oswald.

GENERAL ORDER

The proceedings for the regular meeting of April 2, 1942, were read and approved.

ZONING

Motion by Commissioner Eckert, supported by Commissioner Mills, that the petition for rezonnig of Lots 1, 2, 3, 4, 5, 6, 7 of Assessor's Plat No. 11 from "E" Unrestricted to "B" Residential class for Use and Occupancy and from "D" to "A" Height and Area class (west side Comfort Street, north of Willow Street) be denied, inasmuch as our tentative revised Zoning Map designates this property for "'A" Use and Occupancy and "A" Height and Area.

Motion carried.

Petition was filed for rezoning from "A" to "B" Residential class for Use and Occupancy and from "A" to "C" Height and Area the west 3 rods of north one-half of Lot 5, Block 15, Green Oak Addition (900 Prospect) and was referred to the Committee on Zoning and Land Use.

The petition for rezoning from "D" Industrial to "A" Residential class for Use and Occupancy and from "D" to "A" Height and Area, west 570 feet of the southwest quarter of Section 17 (Land east of the Belt Line R. R. extending between St. Joseph Street and Michigan Avenue) was referred to the Committee on Zoning and Land Use.

Board adjourned.

EVANS E. BOUCHER,
Secretary.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings April 30, 1942

April 30, 1942.

Circuit Court Attorney Room,
City Hall, Michigan,
Lansing, Michigan.

The special meeting of the City Plan Commission was called to order at 7:00 P. M. by the Chairman, Commissioner Victor G. Leyrer.

ROLL CALL

Present—Commissioners Eckert, Leadley, Ludwig, Mills, and Stoppel, and Alderman Ralph LeClear.

Absent—Mayor Hughes, Commissioners Oswald and Wood and Aldermen Ralph Crego and Leo Smith.

The proceedings for the special meeting of April 16th were read and approved.

ZONING

Moved by Commissioner Ludwig, supported by Commissioner Leadley, that the petition for the rezoning from "A" to "B" Residential class for Use and Occupancy and from "A" to "C" Height and Area the West 3 rods of North one-half of Lot 5, Block 15, Green Oak Addition (900 Prospect Street) BE DENIED. Motion carried.

Petition for the rezoning from "A" Residential to "C" Commercial class for Use and Occupancy and from "A" to "E" Height and Area class Lot 34, Cedar Acre Subdivision (108 Rockford Road), was referred to the Committee on Zoning and Land Use.

GENERAL ORDER

The amended Plat of Banghart's Subdivision was referred to the Committee on Streets.

Board adjourned, 7:30 P. M.

EVANS E. BOUCHER,
Secretary.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings May 7, 1942

May 7, 1942.

Circuit Court Attorney Room,

City Hall,

Lansing, Michigan.

The regular meeting of the City Planning Commission was called to order at 7:30 P. M. by the Chairman, Commissioner Victor G. Leyrer.

ROLL CALL

Present—Coms. Eckert, Leyrer, Ludwig, Mills and Oswald. Ald. Ralph LeClear. City Engineer Glen Manz, and Assistant City Engineer Collins Thornton.

Absent—Coms. Hughes, Leadley, Stoppel, and Wood. Ald. Ralph Crego and Leo Smith.

The proceedings for the special meeting of April 30th, 1942, were read and approved.

GENERAL ORDER

Mr. Ralph Rosa and Mr. John Thomas, of the State Planning Commission, were present and offered suggestions regarding the reproduction of the revised zoning map.

City Engineer Glen Manz was requested to check with H. Lee Bancroft to see that all park property be designated as such on the proposed revised zoning map.

Moved by Commissioner Ludwig, supported by Commissioner Mills, that Mr. John Thomas obtain negative and positive photostats of a section of the revised zoning map and also to obtain quotations for the cost of reproduction of the revised zoning map in black and white, as well as in color.

Motion carried.

A communication was received from Mayor Sam Street Hughes suggesting the appointment of Mr. Charles W. Barr, of the School of Landscape Architecture, Michigan State College, to an honorary position on the Planning Commission.

Moved by Commissioner Eckert, supported by Commissioner Oswald, that the secretary write Mr. Barr, extending an invitation to him to attend, at his pleasure, any or all meetings of the Planning Commission.

Motion carried.

A communication was received from the Urban Land Institute.

Moved by Commissioner Eckert, supported by Commissioner Ludwig, that the communication be received and placed on file.

Motion carried.

ZONING

The Petition for the rezoning from "A" to "B" Residential Class, for Use and Occupancy and from "A" to "C" Height and Area class Lots 241, 242, Excelsior Land Company Subdivision (1016 Dakin Street) was referred to the Committee on Zoning and Land Use.

Motion by Commissioner Ludwig, supported by Commissioner Eckert, that the above petition be denied.

Motion carried.

REVIEW OF ZONING MAP HEARINGS
Hearing of March 26, 1942 (7th and 8th Wards)

C. Rowland Stebbins asked if there was any provision in the new zoning ordinance which would make possible the eventual establishment of alleys in those blocks designated in the business area.

Moved by Commissioner Eckert, supported by Commissioner Ludwig, that because of the fact that alleys in estblished business blocks would either have to be acquired by way of condemnation or by agree-

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

ment of property owners, that Mr. Stebbins' question and suggestion be placed on file.

Motion carried.

Hearing of April 2, 1942 (2nd and 3rd Wards)

Mr. Albert S. Jones, 815 W. Main Street, appeared before the Commission and expressed his objection to the rezoning of Lots 2 and 3, Morrison's Subdivision from Commercial classification to that of a two family dwelling classification.

Moved by Commissioner Mills, supported by Commissioner Ludwig, that the above protest be received and placed on file and that the above mentioned property be changed from Commercial classification to "C" (two family) classification as proposed.

Motion carried.

Hearing of April 9, 1942 (4th Ward)

Mrs. Harrison M. Wilcox, 734 W. Kalamazoo Street, presented a request that the 900 block of North Sycamore Street be zoned to permit 3 family houses.

Moved by Commissioner Eckert, supported by Commissioner Mills, that the zoning in the 900 block of North Sycamore Street remain as proposed.

Motion carried.

Mrs. Orville E. Atwood, 935 N. Walnut Street, and Mr. W. E. Collins, 928 N. Walnut Street, appeared before the Commission to ask advice regarding what procedure might be taken to prevent the use of the property, situated at 934 N. Walnut Street, as a plumbing shop.

Moved by Commissioner Eckert, supported by Commissioner Oswald that the secretary address a communication to the Building Department requesting their advice or action in regard to this apparent zoning violation.

Motion carried.

Alderman Marshall S. Graham, 207 W. Grand River Avenue, presented the suggestion that zoning of the property situated in the first and second blocks of W. Grand River Avenue, should appear on the revised zoning map in the same manner and classification as zoned at present.

Moved by Commissioner Eckert, supported by Commissioner Ludwig, that the proposed revised zoning map be corrected to show the zoning for the first and second blocks of W. Grand River Avenue to correspond with the present zoning.

Motion carried.

Hearing of April 16, 1942 (5th Ward)

Alderman Russell stated that he did think the Plan Commission was being assistant inasmuch as the proposed revised zoning map did not permit more than family in a house in the "A" and One Family District. Alderman Russ also stated that many people are turning their houses into apartments and are obtaining building permits. He mentioned that he had called several of these viol tions to the attention of the Building partment and no action had been taken Mr. Russell said that unless these dinances are enforced there is no sense making them.

Moved by Commissioner Ludwig, supported by Commissioner Mills, that the above protest be placed on file.

Hearing of April 23, 1942 (6th Ward)

Alderman Harold Hungerford appeared before the Commission and requested that the property situated at 108 Rockford Road which is a property now used and has been used for a good many years in the past as a retail grocery store, be zoned for commercial purposes in the revised zoning map. Mr. Hungerford stated that a good many neighbors residing within a three hundred foot radius of this property were presenting a petition asking for this zoning.

Motion by Commissioner Eckert, supported by Commissioner Mills, that the proposed revised zoning map be amended to show the property situated at 108 Rockford Road (Lot 34, Cedar Acres Subdivision) as zoned Commercial.

Motion carried.

Hearing of April 30, 1942 (1st Ward)

No persons appeared to present any suggestions or criticisms.

Board adjourned, 10:05 P. M.

EVANS E. BOUCHER,
Secretary.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings May 21, 1942

May 21, 1942.

Circuit Court Attorney Room,

City Hall,

Lansing, Michigan.

The special meeting of the City Plan Commission was called to order at 7:30 P. M. by the Chairman, Commissioner Victor G. Leyrer.

ROLL CALL

Present—Coms. Eckert, Leadley, Leyrer, Ludwig, Stoppel and Wood and Ald. Ralph LeClear.

Absent—Coms. Hughes, Mills and Oswald and Ald. Ralph Crego and Leo Smith.

Proceedings of May 7th were read and approved.

ZONING

Mr. A. D. Hatt personally appeared before the Commission regarding the petition for the rezoning from A to B residential class for Use and Occupancy and from A to C Height and Area class, Lots 241, 242, Excelsior Land Company Subdivision (1111 1018 Dakin St.).

GENERAL ORDER

Motion by Commissioner Stoppel, supported by Commissioner Ludwig that the records of the Public Hearings on the proposed revised zoning map be considered read and approved.

Motion carried.

Mr. John Thomas of the State Planning Commission, presented estimates from Franklin DeKleine Company and Lansing Color Plate Company for the reproduction of the revised zoning maps.

Motion by Commissioner Ludwig, supported by Commissioner Stoppel, that the secretary communicate with Franklin DeKleine Company and obtain a tentative price for two thousand color plates (nine colors) and of the zoning map.

Motion carried.

Board adjourned.

MRS. GRACE LEADLEY,
Acting Secretary.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings June 3, 1942

June 3, 1942.

Circuit Court Attorney Room,

City Hall,

Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order at 7:30 p. m. by the Chairman, Commissioner Victor G. Leyrer.

ROLL CALL

Present—Commissioners Hughes, Eckert, Ludwig, Leadley, Leyrer, Mills, Oswald, Stoppel and Wood.

Absent—Aldermen Ralph LeClear, Crego, and Leo Smith, Council Committee.

The proceedings of May 21st, 1942, were read and approved.

ZONING

Motion by Commissioner Eckert, supported by Commissioner Stoppel that the action of the Plan .Commission on May 7th, 1942, for the rezoning of Lot 34 Cedar Acres Subdivision (108 Rockford Road) from "A" residential to "C" commercial for Use and Occupancy be rescinded.

Motion carried.

GENERAL ORDER

Motion by Commisioner Stoppel, supported by Commissioner Wood, that all commercial property fronting on East Grand River Avenue, from Washington Avenue to the Pere Marquette Railroad, be designated as F2 and that the proposed zoning map be checked with the Sanborn Fire Insurance map to see that all commercial property where a majority of the property is located by store buildings without setback be designated as F2.

Motion carried.

Motion by Commissioner Eckert, supported by Commisisoner Stoppel, that the proposed revised zoning Ordinance and Map be adopted in its present form with corrections mentioned above.

Motion carried. All Yeas, no Nays.

Motion by Commissioner Eckert, supported by Commissioner Wood, that the meeting be recessed to Thursday, June 11th, 1942.

PUBLIC HEARING ON PROPOSED REVISED ZONING ORDINANCE AND MAP

The Plan Commission reconvened at a joint hearing with the City Council on the proposed revised Zoning Ordinance and Zoning Plan Map, June 11, 1942.

Following the hearing the Commission adjourned.

EVANS E. BOUCHER,
Secretary.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings June 18, 1942

June 18, 1942.

Circuit Court Attorney Room,
City Hall,
Lansing, Michigan.

The special meeting of the City Plan Commission was called to order at 7:45 p. m. by the Chairman, Commissioner Victor G. Leyrer.

ROLL CALL

Present: Commissioners Eckert, Leadley, Leyrer, Mills and Wood.

Absent—Commissioners Hughes, Ludwig, Oswald and Stoppel; Aldermen Ralph Crego, Ralph LeClear and Leo Smith (Council Committee).

GENERAL ORDER

Mr. H. Lee Bancroft, City Forester, met with the commission.

This special meeting was called by the Chairman, Commissioner Victor G. Leyrer, for the purpose of discussing the re-editing of Chapter VI of the 1938 Bartholomew City Plan Report. The title and theme of that chapter being amended to cover "Recreation, Parks and Schools" instead of "Recreation" as now written.

Commission adjourned 10:15 p. m.

EVANS E. BOUCHER,

Secretary.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings July 2, 1942

Circuit Court Attorney Room

City Hall

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order at 7:30 P. M. by the Chairman, Commissioner Victor G. Leyrer.

ROLL CALL

Present—Commisioners Eckert, Hughes, Leadley, Leyrer, Ludwig, Mills, Oswald, and Wood; Aldermen Ralph Crego and Ralph LeClear, Council Committee.

Absent—Commissioner Stoppel and Alderman Leo Smith, Council Committee.

The proceedings for the regular meeting of June 3, 1942, and for the special meeting of June 18, 1942, were read and approved.

GENERAL ORDER

Moved by Commisisoner Mills, supported by Commissioner Ludwig, that the bill for drafting services from John Thomas, in the amount of $10.00, be approved.

Motion carried.

Mr. David F. Stockbridge, representing the Capitol Steel Corporation, personally appeared before the Commission and expressed his opinion, and also presented a written objection to the proposed zoning map.

Mr. Busley, representing Martin & Son, personally appeared before the Commission and presented written objections to the zoning of Lots 373 to 381, inclusive, Excelsior Land Company Subdivision, and Lot 12 of Assessor's Plat number 19 as indicated on the proposed revised zoning map.

Mr. J. W. Lewis, representing the Estate of Sophie S. Turner, personally appeared before the Commission and presented objections to the zoning of Lots 5, 6, 7, and 8, Block 2 of the original plat of the City of Lansing as indicated on the proposed revised zoning map.

Mr. C. H. Slayman, representing the Pere Marquette Railway Company, personally appeared before the Commission and presented his verbal and written objections to the zoning of various parcels of land as indicated on the proposed revised zoning map.

A communication was received from the Brayton Block Company objecting to the zoning of Lot 15, Assessor's Plat number 19, as indicated on the proposed revised zoning map.

A communication was received from the Simon Iron and Steel Corporation objecting to the zoning as indicated on the proposed revised zoning map.

A communication was received from the Rikerd Lumber Company objecting to the rezoning of certain parcels of property owned by that Company as indicated on the revised proposed zoning map.

A communication was received from the Michigan Bell Telephone Company objecting to the zoning of Lots 19 and 20, Assessor's Plat number 18, as indicated on the proposed zoning map.

A communication was received from the Consumers Power Company objecting to the zoning of their gas manufacturing plant site as indicated on the proposed revised zoning map. An objection was also raised as to permitted uses under Class "I" Heavy Industrial District as set forth in Section 10 of the proposed Ordinance.

A communication was received from the New York Central System objecting to the zoning of certain parcels of property as indicated on the proposed revised zoning map.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

Proposed Revised Zoning Ordinance and Map

Motion by Commissioner Ludwig, supported by Commisioner Mills, that the secretary be instructed to notify all of those parties filing written protests to the proposed revised zoning map, of the action of the Commission regarding their protests and recommendations. Motion carried.

Moved by Commissioner Mills, supported by Commissioner Oswald, that Lots 1 to 12, inclusive, and Lots 21 to 24, inclusive, of Block 2 of the original Plat of the City of Lansing, be zoned as "I" Heavy Industrial District.

Motion carried. 7 yeas, no nays.

Motion by Commissioner Ludwig, supported by Commmissioner Wood, that the following described property: Commencing 33 feet west of the northeast corner of Lot 3 of Amos Turner's Subdivision of Lots 1, 2 and 3, Block 16; West 55 feet, South 225 feet, West 11 feet, South 303 feet, East 99 feet, North 363 feet, West 33 feet, North 165 feet to beginning. Above description being on Lots 2, 3, 8, 9 and 10 of Amos Turner's subdivision of Lots 1, 2 and 3, Block 16, and on Lot 2 of Block 1, Assessor's Plat No. 32 of Lot 4 to 17 inclusive of Block 16, original plat, City of Lansing; and the east one-half of Lot 6 of Amos Turner's Subdivision, be zoned as "I" Heavy Industrial District.

Motion carried. 8 yeas, no nays.

Moved by Commissioner Ludwig, supported by Commissioner Hughes, that the easterly portion of Lots 8, 9 and 10 of Turner's Subdivision, which are owned jointly with the Michigan Central Railway Company and the Pere Marquette Railway Company, be zoned "I" Heavy Industrial District.

Motion carried. 8 yeas, no nays.

Moved by Commissioner Eckert, supported by Commissioner Wood, that the land, bounded on the east by the Pere Marquette railroad and belt line, on the north by the City Limits, and on the west by the old Dewitt Road, be zoned "I" Heavy Industrial District.

Motion carried. 8 yeas, no nays.

Motion by Commissioner Ludwig, supported by Commissioner Eckert, that the properties described as: Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, and 12 of Block 4, Glendale Place;

Lots 9, 10, 11, 12, 13, 14, 15 and 16 of Block 5, Glendale Place;

Lot 68, Assessor's Plat No. 15, replat of original block No. 25 and Outlot A, Glendale;

Lot 65, Assesor's Plat No. 15, replat of original block No. 25 and Outlot A, Glendale Place,

be zoned "I" Heavy Industrial District and that the City Plan Commission recommend to the City Council that Gas Manufacture be permitted in the above described areas.

Motion carried. 8 yeas, no nays.

Moved by Commissioner Eckert, supported by Commissioner Mills, that the land north of West Willow Street, extended from a point 275 feet from the Belt Line Railroad and from a point 27½ rods east of the Belt Line Railroad and extending north to the City Limits be zoned "I" Heavy Industrial District.

Motion carried. 8 yeas, no nays.

Moved by Commissioner Eckert, supported by Commissioner Wood, that the portion of land of approximately 15 acres, bounded on the east by the Michigan Central Railroad, on the west by Lyons Avenue, on the north by Lincoln Avenue extended, and on the south by the City Limits, be zoned "I" Heavy Industrial District.

Motion carried. 7 yeas, 1 nay.

Moved by Commissioner Mills, supported by Commissioner Hughes, that the property described as: Lots 12, 13 and 14, Assessor's Plat number 19, and Lots 20 to 24 inclusive, of Assessor's Plat 18, and Lots 28 to 34 inclusive of Brighton Park Subdivision, be zoned "I" Heavy Industrial District.

Motion carried. 7 yeas, no nays.

Motion by Commissioner Eckert, supported by Commisisoner Mills, that the property described as: Lots number 373 to 381 inclusive, Excelsior Land Company Subdivision, be zoned "H" Light Industrial District. Also that Lot 15, Assessor's Plat number 19 be zoned "H" Light Industrial District.

Motion carried. 7 yeas, no nays.

Motion by Commissioner Mills, supported by Commissioner Hughes, that that area designated as Capitol Development Area be zoned "D" Apartment District, except those areas presently classified as Commercial as indicated on the proposed revised zoning map.

Motion carried.

Board adjourned, 11:15 p. m.

EVANS E. BOUCHER,
Secretary.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings August 13, 1942

August 13, 1942.

Circuit Court Attorney Room,
City Hall,

Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order at 7:35 P. M. by the Chairman, Commissioner Victor G. Leyrer.

ROLL CALL

Present—Commissioners Eckert, Leadley, Leyrer, Oswald, Stoppel and Wood, Alderman Ralph LeClear, Council Committee; Mitt Caldwell, Assistant Building Inspector, and Glen Manz, City Engineer.

Absent—Commisisoners Hughes, Ludwig, and Mills, Aldermen Ralph Crego and Leo Smith, Council Committee.

GENERAL ORDER

The proceedings for the regular meeting of July 2nd were read and approved.

Moved by Commissioner Eckert, supported by Commissioner Stoppel, that the September meeting of the Commission be held on September 10, 1942.

Motion carried.

ZONING

Moved by Commissioner Stoppel, supported by Commissioner Leadley, that the petition for the rezoning of Lots 17, 18, and 19, Raider's Addition, from "A" Residential to "C" Commercial Class for Use and Ocupancy and from "A" to "E" Height and Area Class, was received and placed on file.

Motion carried.

PROPOSE ZONING PLAN MAP

A communication was received from the Rikerd Lumber Company, under date of August 12, approving the action taken by the Planning Commission on their objections as presented on June 12, 1942.

A communication, under date of July 24, 1942, was received from the Consumers Power Company approving the action taken by the City Plan Commission with respect to their request for the rezoning of their gas plant property.

A communication was received from the New York Central System, under date of July 23, 1942, approving in part the action taken by the Plan Commission in considering their objections presented on June 17, 1942.

A communication was received from Martin and Son, under date of July 14, 1942, approving the action taken by the Plan Commission and expressing appreciation of the cooperation for the consideration given their objections presented on July 2, 1942.

A communication was received from the Simon Iron and Steel Company under date of July 8, 1942, expressing appreciation of the action taken by the City Plan Commission on their objections as presented July 2, 1942.

A communication was received from the Pere Marquette Railway Company concerning their objections as presented on June 12, 1942.

Moved by Commissioner Eckert, supported by Commisioner Wood, that the zoning of Lot 15, Assessor's Plat number 19, be amended so that only that portion of said land North of Walsh Street be zoned "H" Light Industrial Class.

Motion carried. 6 yeas, 0 nays.

Moved by Commissioner Stoppel, supported by Commissioner Leadley, that the zoning of Lots 14, 15, 16, 17, 18, 19, 46, 47, and 48 of Raider's Addition, be zoned as F-1 District.

Motion carried. 6 yeas, 0 nays.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

PROPOSED REVISED ZONING ORDINANCE

Moved by Commissioner Eckert, supported by Commissioner Wood, that the words "between intersecting streets" be inserted in the **Front Yard** regulations in sections A, B, C, D, E, and F so that the regulations will read as follows: "Where lots comprising forty (40) percent or more of the frontage between intersecting streets are developed with buildings having an average front yard . . .. ."

Motion carried. 6 yeas, 0 nays.

Motion by Commissioner Eckert, supported by Commissioner Stoppel, that the words "which may be structurally altered" be inserted following the word "dwelling" in the second paragraph, page 22, and that the same words be inserted following the word "dwelling" in the third paragraph, page 23, of the proposed revised Zoning Ordinance.

Motion carried. 6 yeas, 0 nays.

Motion by Commissioner Eckert, supported by Commissioner Leadley, that the word "ceramic" be inserted in Exception (11) of Section 9 of the Use Regulations for "G" Business District and "H" Light Industrial District so that the Exception will read as follows: "(11) Ceramic, brick, tile, pottery or terra cotta manufacture, other than the manufacture of hand-craft products only."

Motion carried. 6 yeas 0 nays.

Motion by Commissioner Wood, supported by Commissioner Leadley, that the Proposed Revised Zoning Ordinance and Plat Map, as amended, be approved and submitted to the City Council with the recommendation that it be adopted.

Motion carried. 6 yeas, 0 nays.

Board adjourned, 9:30 P. M.

EVANS E. BOUCHER,
Secretary.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings Sept. 10, 1942

September 10, 1942.

Circuit Court Attorney Room,
City Hall,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order at 7:45 p.m. by the Chairman, Commissioner Victor G. Leyrer.

ROLL CALL

Present—Commissioners Eckert, Hughes, Leadley, Leyrer, Ludwig, Mills, Stoppel and Wood, and Alderman LeClear, Council Committee.

Absent—Commissioner Oswald, Aldermen Ralph Crego and Leo Smith, Council Committee.

GENERAL ORDER

Proceedings for the regular meeting of August 13th, 1942, were read and approved.

Moved by Commissioner Stoppel, supported by Commissioner Ludwig, that three copies of the large colored Zoning District Map be prepared and that one copy be filed with the Register of Deeds, one copy for the Building Department, and one copy retained by the Plan Commission.

Motion carried—8 Ayes; 0 Nays.

Moved by Commissioner Stoppel, supported by Commissioner Ludwig, that the Plan Commission recommend to the City Council that 200 copies of the new Zoning Ordinance, together with black and white District Maps, be printed in pamphlet form to be placed on sale at the City Clerk's office at a price of fifty cents per copy.

Motion carried.

Moved by Commissioner Wood, supported by Commissioner Leadley, that Mr. John Thomas be retained to prepare the three colored copies of the Zoning District Map.

Motion carried—8 Ayes; 0 Nays.

Motion by Commissioner Mills, supported by Commissioner Hughes, that the Secretary be instructed to give Mitt Caldwell, Assistant Building Inspector, a letter setting forth those areas on the Zoning District Map which are classified as "E" Apartment-Shop District.

Motion carried.

Commission adjourned, 9:00 p.m.

EVANS E. BOUCHER,
Secretary.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings Oct. 8, 1942

October 8, 1942.

Circuit Court Attorney Room,

City Hall,

Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order at 1:00 P. M. by the Chairman, Commissioner Victor G. Leyrer.

ROLL CALL

Present—Commissioners Eckert, Hughes, Leadley, Leyrer, Ludwig, Mills, Oswald and Wood; Aldermen Ralph Crego, Council Committee.

Absent—Commissioner Stoppel; Aldermen Ralph LeClear and Leo Smith, Council Committee.

The proceedings for the regular meeting of September 10, 1942, were read and approved.

ZONING

Mrs. Estelle Robinson appeared before the Commission regarding the zoning and proposed usage of the property situated at the northeast corner of Kalamazoo Street and Walnut Street. Mrs. Robinson was asked to submit more detailed plans.

Moved by Commissioner Ludwig, supported by Commissioner Oswald, that the petition to rezone from "A" Residence to "B" Residence for Use and Occupancy and from "A" to "B" Height and Area the property situated at 1119 W. Kalamazoo Street be denied.

Motion carried.

CITY PLAN REPORT

Mr. H. Lee Bancroft, City Forester, appeared before the Commission and presented his revised version of Chapter VI of the 1938 Harland Bartholomew City Plan Report.

Moved by Commissioner Eckert, supported by Commissioner Mills, that the title of Chapter VI, 1938 City Plan Report, as submitted by the firm of Harland Bartholomew and Associates, be changed to read, "Recreation, Parks and Schools," and that the revised text as corrected be approved.

Motion carried.

Commission adjourned at 3:00 P. M.

EVANS BOUCHER,

Secretary.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings Nov. 5, 1942

November 5, 1942.

Circuit Court Attorney Room,
City Hall,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order at 7:40 p. m. by the Chairman, Victor G. Leyrer.

ROLL CALL

Present—Commissioners Eckert, Leadley, Leyrer, Mills, Oswald, Stoppel and Wood. Aldermen Ralph Crego and Ralph LeClear, Council Committee.
Absent—Commissioners Hughes and Ludwig.

GENERAL ORDER

The proceedings for the regular meeting of the City Plan Commission, held on October 8, 1942, were read and approved.

Chairman Leyrer reported on the copies of the Zoning District Map which were being prepared and advised that upon investigation he found that it was not necessary to file a copy of the original Map with the Register of Deeds and that the Map prepared for the Register of Deeds was to be retained by the Plan Commission for its records. One copy of the Map had been filed with the City Clerk and one copy with the Building Department.

Motion by Commissioner Eckert, supported by Commisisoner Mills, that the matter of amending the Zoning Ordinance for the purpose of providing additional housing be referred to the Zoning Committee.

Motion carried.

The secretary was temporarily excused from the meeting.

Moved by Commissioner Stoppel, supported by Commissioner Mills, that the secretary of the City Plan Commission be allowed a salary of $140.00 per year starting August 1, 1942, to be paid quarterly and that the Commission approved the payment of $35.00 to October 31, 1942.

Motion carried. 7 yeas, no nays.

ZONING

Moved by Commissioner Wood, supported by Commissioner Leadley, that the petition for the rezoning from "A" Residence to "F" for Use and Occupancy Lot 13, Fairhaven Subdivision (2211 Turner Street), be denied.

Motion carried. 7 yeas, no nays.

Motion by Commissioner Eckert, supported by Commissioner Wood, that the meeting be adjourned.

Motion carried.

EVANS E. BOUCHER,
Secretary.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries

OFFICIAL PROCEEDINGS OF
The City Plan Commission
OF THE CITY OF LANSING

Proceedings Dec. 3, 1942

December 3, 1942.

Circuit Court Attorney Room,
City Hall,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order at 7:50 p. m. by the Chairman, Commissioner Victor G. Leyrer.

ROLL CALL

Present—Commissioners Hughes, Leadley, Leyrer, Ludwig, Mills, Stoppel and Wood; Alderman John Russell.

Absent—Commissioners Eckert and Oswald; Aldermen Crego, LeClear, Smith (Council Committee).

The proceedings for the regular meeting of the City Plan Commission, held on November 5, 1942, were read and approved.

The petition for the rezoning from "A" Residence to "G" District for Use and Occupancy of Lot 47, Fairhaven Subdivision, to be used as a contractors' storage yard, was referred to the Zoning Committee.

Commissioner Claud C. Ludwig, Chairman of the Zoning Committee, reported that upon investigation of the petition for the rezoning from "C" to "D" for Use and Occupancy the property situated at 314 S. Butler Street, the Committee felt this petition should be denied.

Motion by Commisisoner Mills, supported by Commissioner Leadley, that the report of the Committee be adopted.

Motion carried, 6 Yeas, no Nays.

HOUSING

Commissioner Claud C. Ludwig, Chairman of the Zoning Committee which Committee was requested to study what possible action might be taken to provide additional housing should the need present itself, reported that after counseling with the City Attorney and thoroughly discussing the matter in Committee that in their opinion no action should be taken at this time.

Motion by Commissioner Ludwig, supported by Commissioner Mils, that the report of this Committee be adopted.

Motion carried.

GENERAL ORDER

The bill by F. N. Rounsville for the moving of the Commission's filing cabinet, in the amount of $3.00, was presented.

Motion by Commisisoner Stoppel, supported by Commissioner Mills, that the bill be allowed.

CITY PLAN REPORT

Commissioner Victor G. Leyrer reported that he had checked with John Thomas, draftsman, as to what corrections might be necessary to bring up to date plates 33, 34, 35, 36, 37, and 38 of the 1938 Harland Bartholomew City Plant Report.

Motion by Commissioner Hughes, supported by Commissioner Wood, that the Commission adopt the plates as corrected and that corrected plates be prepared if obtainable.

Motion carried, 7 Yeas, no Nays.

Motion by Commissioner Ludwig, supported by Commissioner Mills, that the City Plan report as corrected be approved.

Motion carried, 7 Yeas, no Nays.

Motion by Commissioner Wood, supported by Commisisoner Hughes, that a public hearing on the new City Plan be held on Tuesday, December 29, at 7:30 p. m., in the Council Chambers of the City Hall and that the secretary be requested to give the required publication and send the necessary notices to the various public utilities.

Commission adjourned 9:00 p. m.

EVANS BOUCHER,
Secretary.

A collaborative digitization project of the City of Lansing and Forest Parke Library and Archives - Capital Area District Libraries